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# THE ANDHRA PRADESH GAZETTE

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HYDERABAD, THURSDAY, APRIL 15, 2010.

## NOTIFICATIONS BY GOVERNMENT

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### MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM GENERAL COMMERCIAL USE ZONE TO LOCAL COMMERCIAL - CUM - RESIDENTIAL USE ZONE IN BOGGULKUNTA, RAMKOTE, HYDERABAD.

*[G.O.Ms. No. 160, Municipal Administration & Urban Development, 7th April, 2010.]*

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Zone-VII of Municipal Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 20, Part-I, dated: 21.01.2010 as required by sub-section (3) of the said section.

#### DRAFT VARIATION

The site in Plot Nos. 4-1-7 of Boggulkunta, Ramkote, Hyderabad to an extent of 1833 Sq.Mtrs., which is presently earmarked for General Commercial Use Zone in the notified Zonal Development Plan for Zone VII of Municipal area is designated as Local Commercial - cum - Residential Use Zone, **Subject to the following conditions: namely:-**

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.

4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfil any other conditions as may be imposed by the Competent Authority.

#### **SCHEDULE**

**North** : Pr.No. 4-1-6 (Maphar Residency Apartment) and Pr.No. 4-1-7/A/3 (House)

**South** : Existing 40'-0" wide B.T. Road (proposed 60'-0" wide road)

**East** : Existing 22'-9" approach road & Pr.No. 4-1-7/A6 & Pr.No. 4-1-7/A

**West** : Existing 19'-0" wide B.T. Road.

**T.S. APPARAO,**

*Principal Secretary to Government.*

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